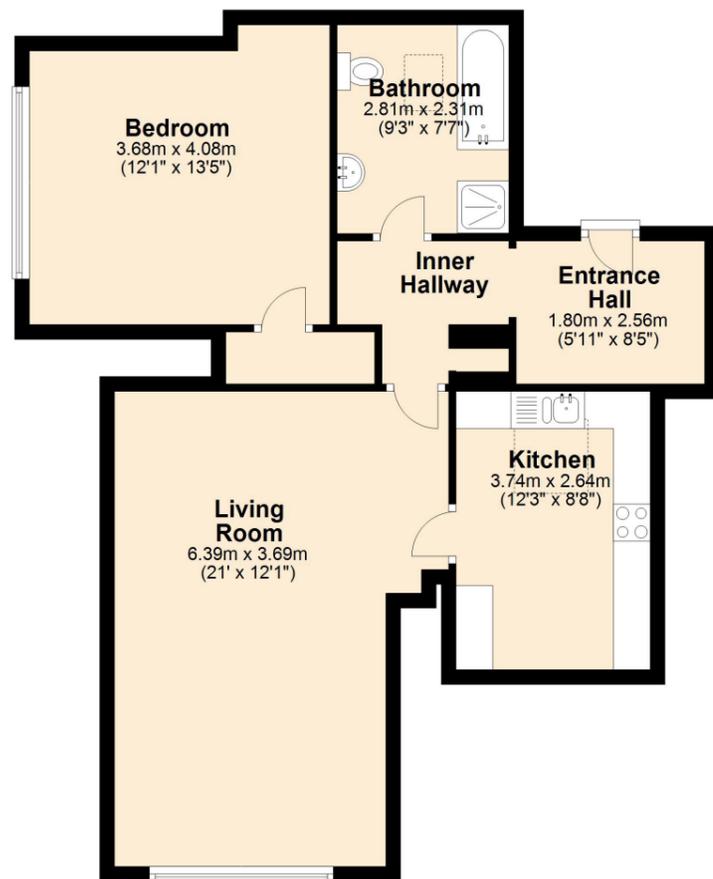




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 69.6 sq. metres (749.1 sq. feet)



Total area: approx. 69.6 sq. metres (749.1 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.

£115,000

**Apt 5, Mentone House
Westhill,
Hessle**

HEATING AND INSULATION

The property has a gas-fired radiator central heating system and double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

Leasehold - held on 125 year lease dating from 1/6/2001. Ground rent is £50 p/a and the current service charge is £154.25 p/m. Vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'C' (verbal enquiry only).

VIEWINGS

Strictly by appointment with the agent's Beverley office.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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LOCATION

The property is located in the heart of traditional Hesse which is full of attractive Victorian buildings. The area provides good access to the A63 providing links to central Hull and the motorway network. The Humber Bridge Country Park is located nearby as are many local amenities.

ACCOMMODATION

- Communal Entrance Hall and Stairs
- Entrance Hall
- Living Room
- Kitchen
- Double Bedroom
- Bathroom with Separate Shower



Apt 5, Mentone House, Westhill, Hesse, HU13 0ER

DESCRIPTION

A delightful 1 bedroom apartment in this impressive Victorian mansion conversion in a sought after area of Hesse. The property would make a great investment, first time buy, pied a terre, holiday home, bolt hole or letting investment.

Mentone House has a grand façade and spacious communal entrance hall. It is approached via remotely operated gates and an in and out driveway which provides generous parking for all the apartments in the property. The apartment itself is located on the second floor and provides spacious rooms that include: Entrance Hall, a 6m+ length Living Room, a spacious fitted Kitchen with breakfast bar, good sized Double Bedroom and a Bathroom with separate shower unit. The apartment is in good condition cosmetically and could be moved into or let out immediately.

The building sits in attractive mature and secure gated grounds with a gravelled driveway and car standing area providing ample parking for the needs of the development.

A really lovely property to use or let out. We expect it would let on an AST for £700+pcm

